

1 BILL NO. R-9⁴~~3~~-03-25

2 DECLARATORY RESOLUTION NO. R-11-94

3 A DECLARATORY RESOLUTION designating an
4 "Economic Revitalization Area" under I.C. 6-
5 1.1-12.1 for property commonly known as 2905
6 Reynolds Street, Fort Wayne, Indiana 46803.
7 (Home Guard Industries, Inc.)

8 WHEREAS, Petitioner has duly filed its petition dated
9 February 16, 1994 to have the following described property
10 designated and declared an "Economic Revitalization Area" under
11 Division 6, Article II, Chapter 2 of the Municipal Code of the
12 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.2-
13 12.1, to wit:

14 Attached hereto as "Exhibit A" as if a part herein;

15 and

16 WHEREAS, said project will create 8 permanent jobs for a
17 total additional annual payroll of \$108,000, with the average new
18 annual job salary being \$13,500; and

19 WHEREAS, the total estimated project cost is \$74,000; and

20 WHEREAS, it appears the said petition should be processed to
21 final determination in accordance with the provisions of said
22 Division 6.

23 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
24 CITY OF FORT WAYNE, INDIANA:

25 SECTION 1. That, subject to the requirements of Section 6,
26 below, the property hereinabove described is hereby designated
27 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
28 12.1. Said designation shall begin on the effective date of the
29 Confirming Resolution referred to in Section 6 of this Resolution
30 and shall continue for one (1) year(s) thereafter. Said
31 designation shall terminate at the end of that one (1) year
32 period.

SECTION 2. That, upon adoption of the Resolution:

- 1 (a) Said Resolution shall be filed with the Allen County
2 Assessor;
- 3 (b) Said Resolution shall be referred to the Committee on
4 Finance and shall also be referred to the Department of
5 Economic Development requesting a recommendation from
6 said department concerning the advisability of
7 designating the above designated area an "Economic
8 Revitalization Area";
- 9 (c) Common Council shall publish notice in accordance with
10 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption
11 substance of this resolution and setting this
12 designation as an "Economic Revitalization Area" for
13 public hearing;
- 14 (d) If this Resolution involves an area that has already
15 been designated an allocation area under I.C. 36-7-14-
16 39, then the Resolution shall be referred to the Fort
17 Wayne Redevelopment Commission and said designation as
18 an "Economic Revitalization Area" shall not be finally
19 approved unless said Commission adopts a Resolution
20 approving the petition.

21 **SECTION 3.** That, said designation of the hereinabove
22 described property as an "Economic Revitalization Area" shall
23 apply to a deduction of the assessed value of real estate.

24 **SECTION 4.** That, the estimate of the number of individuals
25 that will be employed or whose employment will be retained and
26 the estimate of the annual salaries of those individuals and the
27 estimate of the value of redevelopment or rehabilitation, all
28 contained in Petitioner's Statement of Benefits, are reasonable
29 and are benefits that can be reasonably expected to result from
30 the proposed described redevelopment or rehabilitation.

31 **SECTION 5.** That, the current year approximate tax rates for
32 taxing units within the City would be:

- 1 (a) If the proposed development does not occur, the
2 approximate current year tax rates for this site would
3 be \$9.3184/\$100.
4 (b) If the proposed development does occur and no deduction
5 is granted, the approximate current year tax rate for
6 the site would be \$9.3184/\$100 (the change would be
7 negligible).
8 (c) If the proposed development occurs and a deduction
9 percentage of fifty percent (50%) is assumed, the
10 approximate current year tax rate for the site would be
11 \$9.3184/\$100 (the change would be negligible).

12 **SECTION 6.** That, this Resolution shall be subject to being
13 confirmed, modified and confirmed, or rescinded after public
14 hearing and receipt by Common Council of the above described
15 recommendations and resolution, if applicable.

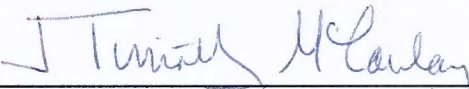
16 **SECTION 7.** Pursuant to I.C. 6-1.1-12.1, it is hereby
17 determined that the deduction from the assessed value of the real
18 property shall be for a period of ten (10) years.

19 **SECTION 8.** That, the benefits described in the Petitioner's
20 Statement of Benefits can be reasonably expected to result from
21 the project and are sufficient to justify the applicable
22 deductions.

23 **SECTION 9.** That, this Resolution shall be in full force and
24 effect from and after its passage and any and all necessary
25 approval by the Mayor.

26 
27 _____
28 Member of Council

29
30 APPROVED AS TO FORM AND LEGALITY

31 
32 _____
J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by _____ title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Edmonds, seconded by _____, and duly adopted, placed on its passage. PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>			<u>1</u>
BRADBURY	<u>✓</u>			
EDMONDS	<u>✓</u>			
GiaQUINTA	<u>✓</u>			
HENRY				<u>✓</u>
LONG	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 3-22-94.

Sandra E. Kennedy-
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____ (SPECIAL) _____ (ZONING) _____ ORDINANCE RESOLUTION NO. 2-11-94 on the 22nd day of March, 1994

ATTEST:

Sandra E. Kennedy-
SANDRA E. KENNEDY, CITY CLERK

(SEAL)
Don J. Schmitter
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23rd day of March, 1994, at the hour of 11:30 o'clock 4 M., E.S.T.

Sandra E. Kennedy-
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 24th day of March, 1994, at the hour of 9:00 o'clock 9 A.M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR



STATEMENT OF BENEFITS

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

FORM
SB - 1

INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer Home Guard Ind Inc / Joseph & Kathryn Barbieri	
Address of taxpayer (street and number, city, state and ZIP code) 2905 Reynolds St. Fort Wayne, IN 46803	
Name of contact person Joseph Barbieri	Telephone number (219) 426 3470

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT		
Name of designating body City Council		Resolution number
Location of property 2905 Reynolds St.	County Allen	Taxing district
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) 6075 sq ft. steel building addition		Estimated starting date 4-1-93
		Estimated completion date 9-1-93

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 54	Salaries 858000	Number retained 54	Salaries 858000	Number additional 8	Salaries 108000

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT				
	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	600,000	166,270		
Plus estimated values of proposed project	74,000	21,000		
Less values of any property being replaced	-			
Net estimated values upon completion of project	674,000	187,270		

SECTION 5 OTHER BENEFITS PROMISED BY THE TAXPAYER
General improvement to immediate area.

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative Joseph Barbieri	Title Pres	Date signed (month, day, year) 2-16-94

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
 2. Installation of new manufacturing equipment; ☐ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ _____ cost with an assessed value of \$ _____.
- E. Other limitations or conditions (specify) _____
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:
- ☐ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)	Telephone number	Date signed (month, day, year)
<i>Don J. Schmitter</i> Council Member	(314) 427-1208	March 22, 1994.
Attested by:	Designated body	
<i>Barbara E. Kennedy</i> City Clerk	Common Council	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5. Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

FOR STAFF USE ONLY:

Declaratory Passed 1994Confirmatory Passed 199454 FT Jobs Currently0 PT Jobs Currently\$ 85,800.00 Current Average Annual Salary8 FT Jobs to be Created0 PT Jobs to be Created\$ 100,000 Avg Annual Salary of all New Jobs54 FT Jobs to be Retained0 PT Jobs to be Retained\$ 85,800.00 Avg Annual Salary of all Retained JobsECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

APPLICATION IS FOR:

Real estate key no.: 93-2907-0021

(Check appropriate box[es] below)

☒ Real Estate Improvements Total cost of improvements: \$ 74,000☐ Personal Property (New Manufacturing Equipment) . . . Total cost of improvements: _____TOTAL OF ABOVE IMPROVEMENTS: 74,000

GENERAL INFORMATION:

Applicant's name: JOSEPH & KATHRYN BARBIERI Telephone: 219-426-3470Name of applicant's business: HOME GUARD INDUSTRIES, INCAddress of applicant: 4131 TAYLOR ST.
FORT WAYNE, IN 46804Address of property to be designated: 2905 REYNOLDS ST. F.W. IN 46803

Name of business to be designated, if applicable: _____

Contact person:

Name: JOSEPH BARBIERI Telephone: 426-3470Address: 2905 REYNOLDS ST.
FORT WAYNE, IN 46803☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: _____

Describe the product or service to be produced or offered at the project site?

MANUFACTURE OF VINYL REPLACEMENT WINDOWS

In order to be considered an Economic Revitalization Area, Indiana Law requires that the area be undesirable of normal development. What evidence can be provided that the property on which the project is located has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property or is an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues?

located in East-central area of Fort Wayne
growth in area, last ten years minimal.

REAL-ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements:

Describe any structure(s) that is/are currently on the property: 45,000 sq feet of steel buildings

Describe the condition of the structure(s) listed above: 8,000 sq ft approx 15 yrs old, other additions six year or less, all in good condition

Describe improvements to be made to property to be designated: Additional 6075 sq feet.

Start and stop dates for project: 4-1-94 to 9-1-94

Current land assessment:\$ 14570 Current improvements assessment:\$ 151,700

Current total real estate assessment:\$ 166,270

Most recent annual property tax bill on property to be designated:\$ 7695

What is the anticipated first year tax savings attributable to this designation? \$ 2000

How will you use these tax savings? To train additional employees & purchase production equipment

PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from assessed value for installation of new manufacturing equipment:

Describe the new manufacturing equipment to be installed at the project site: _____

Equipment purchase start & stop dates: _____ Equipment installation start and stop dates: _____

Current personal property assessment:\$ _____ Most recent annual personal property tax bill:\$ _____

What is the anticipated first year tax savings attributable to this designation? \$ _____ How will you use these tax savings? _____

PUBLIC BENEFIT INFORMATION

Permanent full-time and part-time employment by the applicant in Fort Wayne?

Current: 54 Full-time _____ Part-time Average annual salary of all: \$ 15,900

Current annual area payroll:\$ 858,000 (note: officers & sales personnel not included)

Number of permanent full-time and part-time employees to be created or retained as a result of this project?

Created: 8 Full-time _____ Part-time Average annual salary of all: \$ 13,500

Retained: 54 Full-time _____ Part-time Average annual salary of all: \$ 15,900

When do you anticipate reaching the above levels of employment? Six months after beginning operations.

Additional annual area payroll as a result of this project:\$ 108,000

Types of jobs to be created as a result of this project? Window assemblers

Annual salaries of all jobs to be created/retained from this project?

High \$ 16,600 Low \$ 12,500 Average \$ 13,500

Check the boxes below if the jobs to be created will provide the listed benefits:

- ☒ Pension Plan
- ☐ Tuition Reimbursement
- ☒ Major Medical Plan

- ☒ Life Insurance
- ☒ Disability Insurance

List any benefits not mentioned above:

Will your company use any of the following employment and training agencies to recruit/train new employees? If so, please check the appropriate boxes:

- ☐ Anthony Wayne Services
- ☐ Benito Juarez Center
- ☐ Catholic Charities of Fort Wayne
- ☐ Community Action of Northeast Indiana, Inc.
- ☐ Fort Wayne Rescue Mission
- ☐ Fort Wayne Urban League, Inc.
- ☐ Fort Wayne Womens Bureau
- ☐ Indiana Department of Commerce
- ☐ Indiana Department of Public Welfare
- ☐ Indiana Dept of Employment & Training Services
- ☐ Indiana Institute of Technology
- ☐ Indiana Purdue University at Fort Wayne
- ☐ Indiana Vocational Rehabilitation Services
- ☐ IVY Tech
- ☐ JobWorks
- ☐ Lutheran Social Services, Inc.
- ☐ Wayne Township Trustee

EXHIBITS

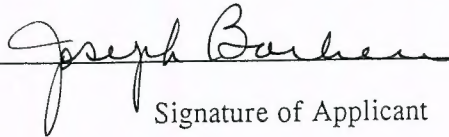
The following exhibits must be attached to the application.

- 1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
- 2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

- 3. Owner's Certificate (if applicant is not the owner of property to be designated).

I hereby certify that the information and representation on this application and attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application.



Signature of Applicant

2-16-94

Date

ZOHRAB K. TAZIAN, P.E. & L.S.
JOHN C. SAUER, L.S.
SAM L. FAUST, L.S.

zktazian

ASSOCIATES, INC.
345 WEST WAYNE STREET
SUITE 202
FORT WAYNE, INDIANA 46802
PHONES: 219/424-3232
219/426-0003

CIVIL ENGINEERING
SURVEYING
LAND PLANNING

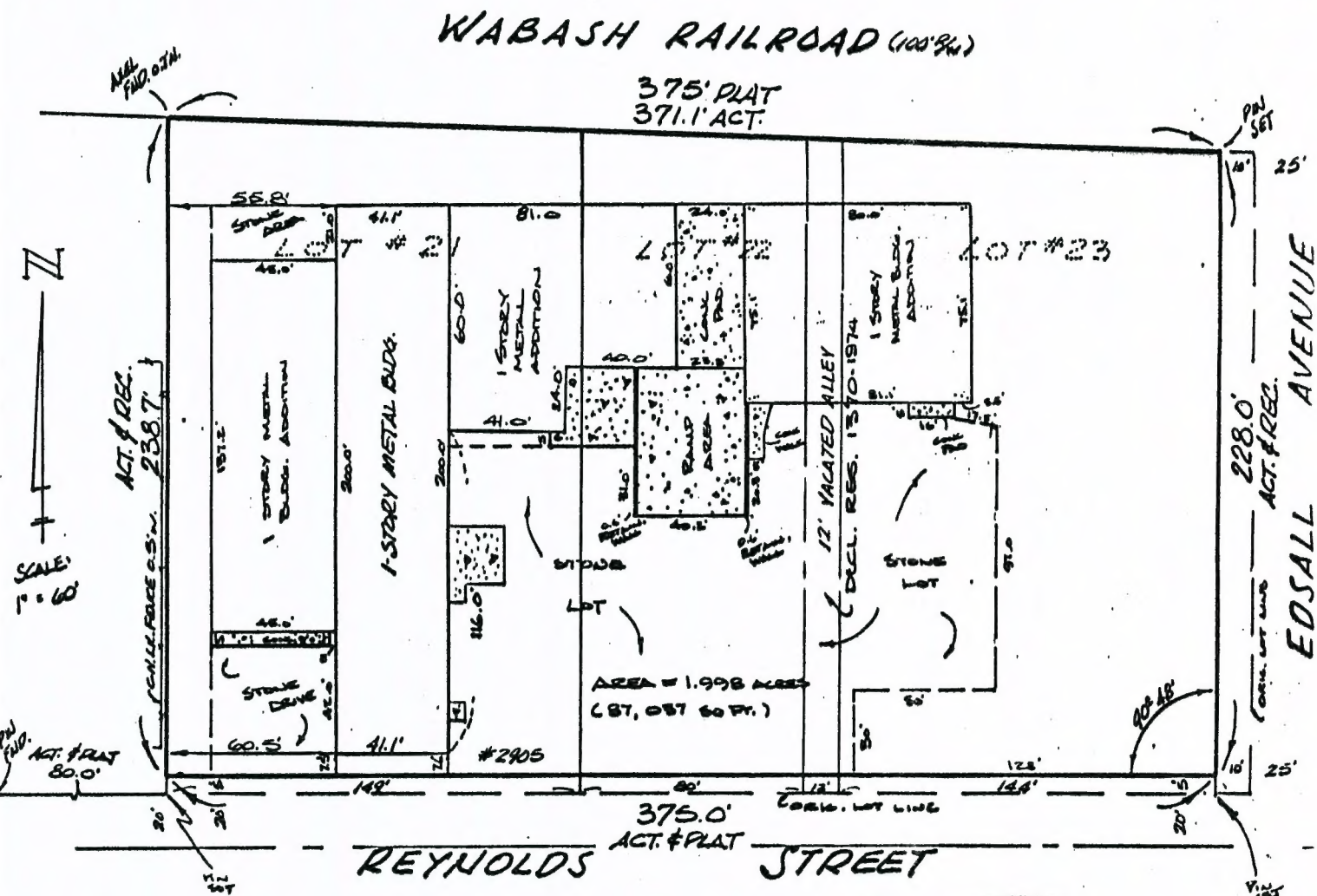
CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

DESCRIPTION OF REAL ESTATE

Lots #21, #22, and #23, together with the vacated alley lying between said lots #22 and 23, said alley having been vacated by Declaratory Resolution #1370-1974, all being in Hageman's Subdivision of Lot #23 in Bird's Partition in the City of Fort Wayne, Allen County, Indiana; Excepting therefrom the entire South 5 feet thereof as dedicated for Reynolds Street right-of-way and further excepting therefrom the East 10 feet of said Lot #23 as dedicated for Edsall Avenue right-of-way, containing, after said exceptions, 1.998 acres (87,037 square feet) of land, subject to all easements of record.

This property is in Zone C according to Flood Insurance Rate Map 180003 0010 B, effective April 3, 1985.



RE-SURVEYED FOR BARBERI ON 7 JUNE 88.
ALL CORNERS LOCATED AND MARKED. IMPROVEMENTS UPDATED.

I hereby certify on the 7th day of June, 1988 that the above survey is correct.
Surveyed for: Scherer
Survey No.: NP-126



[Handwritten signature]



MEMORANDUM

TO: Common Council Members

FROM: Karen A. Lee *Karen A. Lee*
Economic Development Specialist, Department of Economic Development

DATE: March 10, 1994

SUBJECT: Real Property Tax Abatement Application dated February 16, 1994 for Home Guard Industries, Inc.
Address: 2905 Reynolds Street, Fort Wayne, Indiana 46803

Background

Q-94-03-251

Description of Product or Service Provided by Company: Home Guard Industries, Inc. is a manufacturer of vinyl replacement windows.

Description of Project: Home Guard would like to build an additional 6075 square foot building to their existing structure.

Average Annual Wage:	\$13,500	Total Project Cost:	\$74,000
Number of Full Time Jobs to be Created:	8	Councilmanic District:	1st
Number of Part Time Jobs to be Created:	0	Existing Zoning of Site:	M-1

Project is Located Within a:

Designated Downtown Area:	Yes__ No__x__	Redevelopment Area:	Yes__ No__x__
Urban Enterprise Area:	Yes__ No__x__	Platted Industrial Park:	Yes__ No__x__

Effect of Passage of Tax Abatement

Will allow for the creation of eight new full time positions.

Effect of Non-Passage of Tax Abatement

Project will not take place therefore resulting in eight positions not being created. Those positions consist of clerical, assemblers, and sales personnel.

Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.

2. Designation should be limited to a term of one (1) year.
3. The period of deduction should be limited to ten (10) years.

Signed: Karen A. Lee Title Economic Development Specialist

Comments

DIRECTOR: JK

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE _____ Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE _____ Department of Economic Development

SYNOPSIS OF ORDINANCE _____ Home Guard Industries, Inc. is requesting a tax abatement in order to construct an additional 6075 square feet to their existing facility. This will allow Home Guard to remain competitive as well as create several full-time positions in the community.

EFFECT OF PASSAGE _____ Will allow for the creation of eight new full-time positions which consist of office, assemblers, and sales personnel.

EFFECT OF NON-PASSAGE _____ Project will not take place therefore resulting in eight jobs not being created.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) _____ Donald J. Schmidt

BILL NO. R-94-03-25

REPORT OF THE COMMITTEE ON
FINANCE
CLETUS R. EDMONDS - DONALD J. SCHMIDT - CO-CHAIR
ARCHIE L. LUNSEY
DAVID C. LONG

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating "Economic
Revitalization Area 2905 Reynolds Street (Home Guard Industries, Inc.)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Cletus Edmonds
Donald J. Schmidt
Archie L. Lunsey
David C. Long

DATED: 3-22-94

Sandra E. Kennedy
City Clerk